



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

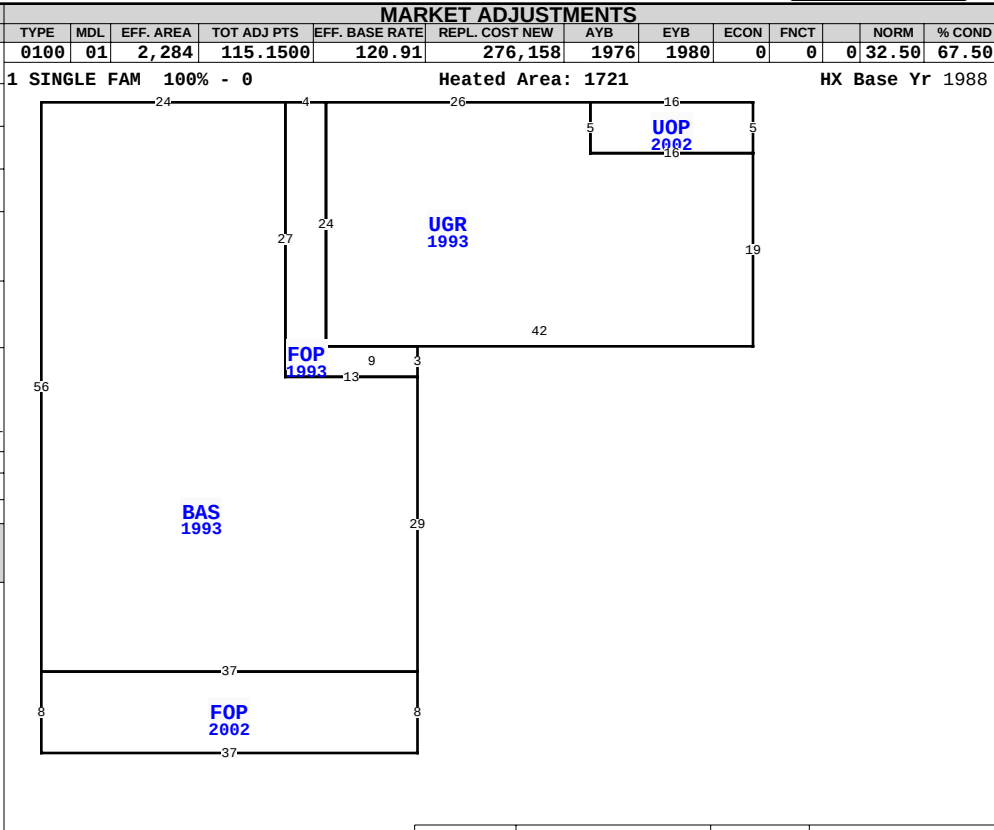
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1993	1,721	140,458
FOP	135	30	1993	40	3,264
FOP	296	30	2002	89	7,264
UGR	928	45	1993	418	34,115
UOP	80	20	2002	16	1,306
TOTALS	3,160			2,284	186,407

EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	0351	CARPORT MT	0	100	32	22	704.00	SF	10.00	10.00	100	1988	1988	3	20	1,408	
5	0351	CARPORT MT	0	100	22	19	418.00	SF	10.00	10.00	100	1988	1988	3	20	836	

LAND DESCRIPTION			TOTAL OB/XF 3,959														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RM	150.00	200.00	0.78	AC		1.00	1.00	1.00	90,000.00	90,000.00	70,200

REVIEW DATE	01/01/2023	BY	CD
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85039 JOHNSON LN, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 3,959																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	0351	CARPORT MT	0	100	32	22	704.00	SF	10.00	10.00	100	1988	1988	3	20	1,408	
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1	000100	C	RES	100		RM	150.00	200.00	0.78	AC		1.00	1.00	1.00	90,000.00	90,000.00	70,200

Total Acres: 0.78	Total Land Value: 70,200	Market: 0	Agricultural: 0	Common: 70,200
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		186,407	
TOTAL MARKET OB/XF VALUE		3,959	
TOTAL LAND VALUE - MARKET		70,200	
TOTAL MARKET VALUE		260,566	
SOH/AGL Deduction		132,302	
ASSESSED VALUE		128,264	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		71,853	
TOTAL JUST VALUE		260,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4711	ADDITION	23,800	03/04/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0528/0673		10/09/1987	WD	Q	I		40,000		
GRANTOR:WEAVER ELIZABETH & J									
GRANTEE:SMITH ROBERT & PEGG									
0470/0787		10/01/1985	WD	Q	I		33,000		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2002] W16 UGR=[YR=1993] W26 FOP=[YR=1993] W4									
BAS=[YR=1993] W24 S56 FOP=[YR=2002] S8 E37 N8 W37\$ E37 N29									
W13 N27\$ S27 E13 N3 W9 N24\$ S24 E42 N19 W16 N5\$ S5 E16 N5\$.									